

**From:** [Gyros](#)  
**To:** [Planning and Housing](#)  
**Subject:** Proposed Zoning Changes City of Toronto - PH 25.5-Employment lands (OPG 231 Zoning Conformity)  
**Date:** October 11, 2021 5:04:27 PM

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Toronto Gyros Gymnastics Inc.  
73 Samor Road  
Unit #2  
Toronto, Ontario  
M6A 1J2

Nancy Martins,  
Secretariat,  
Toronto Planning and Housing Committee  
City of Toronto

**RE:- Proposed Zoning Changes City of Toronto  
PH 25.5-Employment Lands (OPG 231 Zoning Conformity)**

Hi Nancy Martins,

I am writing to you as the owner of Gyros Gymnastics, which is located at 73 Samor Road in the Dufferin-Lawrence area, to raise my concerns and questions about OPA 231 under which I understand that the City has indicated that sensitive land uses should not be located in the new land use categories of General Employment Areas and Core Employment Areas and that the City intends to amend the City Bylaw 569-2013 to remove these sensitive land uses from these Areas. **The reference I have been given is PH25.5-Employment Lands (OPA 231 Zoning Conformity).** I am concerned that this action by the City of Toronto might significantly and unnecessarily affect my business, and if so would voice my objection to this By-Law amendment to you [in your capacity of Secretariat to the Toronto Planning and Housing Committee](#) which I understand has a function to play in this regard although it is not fully clear to me what this role is.

I understand that the sensitive lands to be removed are:- residential uses; municipal shelters; day nurseries; education uses; schools; hotels; places of worship; entertainment uses; community services; public services; institutions; and recreational uses.

While I am at a loss to understand why such a policy would be enacted city wide by the City, I would like to understand what this will mean to Gyros Gymnastics as a business, how it is going to impact Gyros Gymnastics as we presumably fall under the category of "Recreational Uses".. **Can you please provide advice or direction in this regard.**

I also understand that the City may allow sensitive land uses permitted under Area Specific Policies instead of removing the existing operating permissions through a site or area specific exception/exemption to the Zoning By-law. **If so I would request an allowance for Gyros Gymnastics through such an exemption so I can continue to operate my business at 73 Samor Road. How do I go about making notification or an application to effect this.**

Some questions:

Can you advise if the general Samor Road –Orfus Road area is actually in a General Employment Area or in a Core Employment Area, and if so which one.?

If in one of these Areas, what are the geographic (road) boundaries of the Area?

What is the timing when the changes affecting this Area might occur and be in effect?

If the By-Law is going to be amended in a manner that will significantly affect Gyros Gymnastics, what is the process, who notifies us and how are we notified?

**Some facts about Gyros Gymnastics which I think are important to this issue..**

Gyros Gymnastics has been operating at 73 Samor Road for 10 years, without any issues.

Pre-COVID Gyros Gymnastics had a clientele of 1300 which because of our reputation we attract not only from the local area but from the much larger Toronto community.

Pre –COVID as an employer Gyros Gymnastics had a full and part time staff of 30-40, which is larger than many of the nearby small businesses.

In the area, we are located directly across the road from the hockey rinks complex RINX (which lies between Orfus and Samor Roads); there is a bowling alley also on Samor; the Columbus Centre is nearby; there is a large adult school on Orphus Road; just a bit further north is the Stirling Hall boys private school; there is a Kumon nearby; a dance/theatre/ musical Academy in the same building.... all of which would appear to fall under the definition of sensitive land uses.

I would also note that with a large client base originating outside the local area Gyros brings retail business into this area on a regular daily/weekly basis. This large client base, while here, patronizes many local businesses ie Tim Hortons (from the hundreds of coffee cups here on the weekends); Pizza Nova at Orphus/Dufferin (birthday parties at Gyros order 400-500 pizzas a year that are delivered from this location); fast food like Wendy's at Dufflaw/Lawrence and restaurants like Swiss Chalet in the Orphus/Samor/Dufferin, stores on Orphus which are in walking distance while kids are in classes; grocery shopping; Yorkdale

Thank you,

Amanda Llewellyn  
Owner  
Gyros Gymnastics